1. Meeting Materials

Documents:

MAY 5, 2015 ACTION AGENDA.PDF
MAY 5, 2015 FINAL AGENDA.PDF
MAY 5, 2015 TENTATIVE AGENDA.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION
Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

May 5, 2015
ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated: Donald Heller, Richard Maitland, Margarita Alban, Frederick Brooks, and Peter Levy
Alternate Members Present: Nancy Ramer, Andrew Fox, and Nicholas Macri
Staff Members Present: Robert Seale, Deputy Director Planning and Zoning/Assistant Town Planner, and Patrick LaRow, Senior Planner

REGULAR MEETING 7:00 PM

1. Lucas Point LLC; application PLPZ 2015 00063 for a final coastal site plan to demolish the existing house, construct a new 3,005.71 sq. ft. single family dwelling, driveway, decks, grading and storm water drainage system on a .3 acre property located at 28 West Way in the R-20 zone. (Staff: PL) (Must decide by 5/14/2015) (Maximum extension available to 7/18/2015) (Page Number: 7)

   Motion to approve final coastal site plan with modifications
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0

2. Town of Greenwich, DPW Engineering, Board of Education, and Aquarion; applications PLPZ 2015 00153 and PLPZ 2015 00173 for a municipal improvement and preliminary site plan to obtain a permanent and temporary easement for the installation of a pump station upgrade at the Julian Curtiss School property located at 180 East Elm Street in the R-6 zone. (Staff: PL) (Must decide by 7/16/2015) (Maximum extension available to 10/14/2015) (Page Number: 56)

   Motion to approve municipal improvement
   Moved by Maitland, seconded by Brooks
   Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
   5-0
   Decision continued on the next page
Motion to move to final site plan with modifications
Moved by Maitland, seconded by Brooks
Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
5-0

PUBLIC HEARING 7:15 PM

Rafael Pita/Sweet Pea’s Baking Company; application PLPZ 2015 00062, for a proposed text amendment, to amend Section 6-194(a) as follows: TEXT IN BOLD TO BE ADDED (Staff: PL) (Must close by 5/26/2015) (Maximum extension available to 7/30/2015) (Continued from the 4/21/2015 meeting) (Seated: Heller, Macri (for Maitland who recused), Alban, Brooks, and Levy) (Page Number: 113)

Sec. 6-194. LOCATION OF ALCOHOLIC ESTABLISHMENTS (11/17/97, 9/23/2014)
(a) Every part of the location of such use in a building in which alcoholic beverages are consumed on the premises shall be (1,000) feet from any other location of such use in a building where alcoholic beverages are consumed on the premises under any class of permit as defined by the Liquor Control Act, except for restaurants with wine and beer or liquor permits in the GB Zone and LBR Zone or package store or grocery/beer permits.

Motion to approve text amendment to amend Section 6-194(a)
Moved by Alban, seconded by Brooks
Voting in favor: Heller, Macri (for Maitland who recused), Alban, Brooks, and Levy
5-0

4. 259 Milbank Avenue LLC, 261 Milbank Avenue LLC, and 263 Milbank Properties LLC; applications PLPZ 2015 00068 and PLPZ 2015 00069, for a final site plan and special permit, to demolish the existing 11,000 sq. ft. four (4) family dwelling and two (2) single family dwellings and construct two (2) new buildings totaling 20,006 sq. ft. in housing for a total of four (4) dwelling units over a common parking garage on a 36,414 sq. ft. property located at 259, 261, and 263 Milbank Avenue in the R-6 zone. (Staff: MK) (Must open by 5/28/2015) (Maximum extension available to 8/1/2015) (Page Number: 121)

Left Open – Extension Granted to June 15, 2015
5. **11 Hollow Wood Lane, LLC**; applications PLPZ 2015 00073 and PLPZ 2015 00074, for a final site plan and special permit, to demolish the existing single family residence and construct two (2) dwelling condominium units on a 6,245 sq. ft. property located at 11 Hollow Wood Lane in the R-6 zone. *(Staff: MK) (Must open by 5/14/2015) (Maximum extension available to 7/18/2015) (Page Number: 195)*

   *Left Open*

6. **Tom S. Ward, Trustee (f/b/o Stephanie and Joseph LaNasa)**; applications PLPZ 2015 00075 and PLPZ 2015 00076, for a final coastal site plan and special permit, to demolish the existing garage, pool and patio, and construct a new addition, pool, pool house, sports court, and driveway on a 3.91 acre property located at 54 Byram Drive in the RA-1 zone. *(Staff: CT) (Must open by 5/14/2015) (Maximum extension available to 7/18/2015) (Page Number: 253)*

   | Motion to approve final coastal site plan and special permit with modifications |
   | Moved by Maitland, seconded by Brooks |
   | Voting in favor: Heller, Maitland, Alban, Brooks, and Levy |

   *5-0*

7. **Alpha Realty and Development LLC**; applications PLPZ 2015 00078 and PLPZ 2015 00079, for a preliminary site plan and special permit, to construct a second floor to a former restaurant, creating three (3) dwelling units with retail component of the first floor on a 17,647 sq. ft. property located at 1191 East Putnam Avenue, Riverside in the LB zone. *(Staff: CT) (Must open by 5/28/2015) (Maximum extension available to 8/1/2015) (Page Number: 300)*

   *Left Open – Maximum Extension Granted*

8. **Chester Woodfield LLC**; application PLPZ 2015 00099, for a final re-subdivision, to subdivide the existing 11.482 acre lot into two (2) lots of 4.637 acres and 5.122 acres with a proposed 1.723 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. *(Staff: PL) (Must decide by 5/17/2015) (Maximum extension available to 7/16/2015)*

   *Postponed - Extension Granted to May 20, 2015*

9. **Havemeyer Investments, LLC**; applications PLPZ 2015 00100 and PLPZ 2015 00101, for a final site plan and special permit, for a change of use of 1,926 sq. ft. located on the first floor of the building to restaurant use on a 2,730 sq. ft. property located at 12 Havemeyer Place in the CGB zone. *(Staff: RS) (Must open by 5/28/2015) (Maximum extension available to 8/1/2015) (Page Number: 345)*

   *Left Open*
REGULAR MEETING CONTINUED

10. DISCUSSION ITEMS:

11. DECISION ITEMS:

12. APPROVAL OF MINUTES:

April 21, 2015

Motion to approve minutes of April 21, 2015
Moved by Alban, seconded by Brooks
Voting in favor: Heller, Maitland, Alban, Brooks, and Levy
5-0

13. OTHER:

a. Executive Session on pending litigation or personnel matters. - None
b. Other items as may properly come before the Commission. - None

APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

Harbor House Inn LLC; applications PLPZ 2015 00023 and PLPZ 2015 00024, for a final coastal site plan and special permit, to retain the existing building and convert the existing 23 room hotel into a multi-family dwelling containing six (6) single family three-bedroom units, with 16 parking spaces, and an increase of green area on a 0.5 acre property located at 165 Shore Road in the R-12 zone. (Staff: RS) (Must close by 5/20/2015) (Maximum extension available to 7/16/2015) (Continued from the 4/7/2015 meeting) (Seated: Heller, Maitland, Alban, Fox [for Brooks], and Levy)

Leo Biagini; application PLPZ 2015 00031, for a final re-subdivision to subdivide a 23,951 sq. ft. property into two lots containing 12,012 sq. ft. and 11,939 sq. ft. with no designated open space area on a property located at 38 Hidden Brook Road in the R-12 zone. (Staff: MK) (Must decide by 6/3/2015) (Maximum extension granted) (Continued from the 3/24/2015 meeting) (Seated: Macri [for Heller], Maitland, Alban, Brooks, and Ramer [for Levy]) (Page Number: )
Belle Haven Club, Parcel B, Pool Renovation; application PLPZ 2015 00067, for a final coastal site plan to re-construct an existing pool, concrete patio and internal renovations to the pool house, construct a handicap ramp on a 1.1 acre property located at 100 Harbor Drive and 99 Glenwood Drive in the RA-1 zone. (Staff: PL) (Must decide by 5/21/2015) (Maximum extension granted) (Continued from the 4/21/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy)

Community Development Partnership Planning Committee; application PLPZ 2014 00712, for a text amendment, to delete the existing Section 6-110 and replace with proposed Section 6-110 as follows: TEXT IN BOLD TO BE ADDED (Staff: KD) (Must close by 5/12/2015) (Maximum extension available to 6/20/2015) (Continued from the 4/7/2015 and 4/21/2015 meetings) (Seated: Heller, Maitland, Alban, Fox [for Brooks], and Levy) (Text can be found in its entirety in the office of Planning and Zoning and on the Town of Greenwich website)

To Act upon Proposed Stipulation of Settlement concerning the matter of Sarah Darer Littman et al. vs. the Planning and Zoning Commission of the Town of Greenwich and the Greenwich Reform Synagogue Docket #HHD CV 15 6057251S; this matter is in pending litigation concerning settlement of additional site plan conditions for the Synagogue property located on Orchard Street in the Town of Greenwich. (Postponed at the 4/21/2015 meeting)

Frank J. Gilbride II, Esq., Trustee of the 701 West Putnam Avenue Trust; applications PLPZ 2015 00048 and PLPZ 2015 00049, for a final site plan and special permit, to change the use of a 2,959 sq. ft. of office space to a yoga studio on a .7 acre property located at 701 West Putnam Avenue in the R-6 zone. (Staff: CT) (Must close by 5/26/2015) (Maximum extension available to 7/30/2015) (Continued from the 4/21/2015 meeting) (Seated: Heller, Maitland, Alban, Brooks, and Levy) (Page Number: )
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3. Rafael Pita/Sweet Pea’s Baking Company; application PLPZ 2015 00062, for a proposed text amendment, to amend Section 6-194(a) as follows: TEXT IN BOLD TO BE ADDED (Staff: PL) (Must close by 5/26/2015) (Maximum extension available to 7/30/2015) (Continued from the 4/21/2015 meeting) (Seated: Heller, Macri (for Maitland who recused), Alban, Brooks, and Levy) (Page Number: 113)

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(a) Every part of the location of such use in a building in which alcoholic beverages are consumed on the premises shall be (1,000) feet from any other location of such use in a building where alcoholic beverages are consumed on the premises under any class of permit as defined by the Liquor Control Act, except for restaurants with wine and beer or liquor permits in the GB Zone and LBR Zone or package store or grocery/beer permits.
4. **259 Milbank Avenue LLC, 261 Milbank Avenue LLC, and 263 Milbank Properties LLC**; applications PLPZ 2015 00068 and PLPZ 2015 00069, for a final site plan and special permit, to demolish the existing 11,000 sq. ft. four (4) family dwelling and two (2) single family dwellings and construct two (2) new buildings totaling 20,006 sq. ft. in housing for a total of four (4) dwelling units over a common parking garage on a 36,414 sq. ft. property located at 259, 261, and 263 Milbank Avenue in the R-6 zone. *(Staff: MK) (Must open by 5/28/2015) (Maximum extension available to 8/1/2015) (Page Number: 121)*

5. **11 Hollow Wood Lane, LLC**; applications PLPZ 2015 00073 and PLPZ 2015 00074, for a final site plan and special permit, to demolish the existing single family residence and construct two (2) dwelling condominium units on a 6,245 sq. ft. property located at 11 Hollow Wood Lane in the R-6 zone. *(Staff: MK) (Must open by 5/14/2015) (Maximum extension available to 7/18/2015) (Page Number: 195)*

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8. **Chester Woodfield LLC**; application PLPZ 2015 00099, for a final re-subdivision, to subdivide the existing 11.482 acre lot into two (2) lots of 4.637 acres and 5.122 acres with a proposed 1.723 acre Open Space Area on property located at 17 Fort Hills Lane in the RA-2 zone. *(Staff: PL) (Must decide by 5/17/2015) (Maximum extension available to 7/16/2015)*

**Application PLPZ 2015 00099 has been Postponed
Extension Granted to May 20, 2015**

9. **Havemeyer Investments, LLC**; applications PLPZ 2015 00100 and PLPZ 2015 00101, for a final site plan and special permit, for a change of use of 1,926 sq. ft. located on the first floor of the building to restaurant use on a 2,730 sq. ft. property located at 12 Havemeyer Place in the CGB zone. *(Staff: RS) (Must open by 5/28/2015) (Maximum extension available to 8/1/2015) (Page Number: 345)*
REGULAR MEETING CONTINUED

10. **DISCUSSION ITEMS:**

11. **DECISION ITEMS:**

12. **APPROVAL OF MINUTES:**

   April 21, 2015

13. **OTHER:**

   a. Executive Session on pending litigation or personnel matters.
   b. Other items as may properly come before the Commission.

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